



Calstock Parish Council

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PLANNING COMMITTEE, Tuesday 17 February 2026

Minutes of Calstock Parish Council's Planning Committee held on Tuesday 17 February 2026 in the Tamar Valley Centre, at 1800.

Those present were:

Councillors with voting rights: Cllr Greenwood (Chair); Cllr Marley, Cllr Clarke, Cllr Boreham, Cllr Wakem, Cllr Trapp, Cllr Newton Chance, Cllr Letchford.

Staff: Clare Bullimore, Clerk (minutes).

1. Apologies

Cllr Warwick, Cllr Alford.

2. Declarations & Dispensations of members' interests in agenda items

Cllr Marley expressed an interest in PA26/00173 as he is friends with the applicants.

3. Public participation (15 minutes maximum)

Members of the public were present and participated when following applications were discussed:
PA26/00099;
PA26/00231;
PA26/00465; PA26/00512.

4. Approve minutes of last meeting: 20-01-2026

Proposal/resolution: to approve the minutes of the Planning Committee held on Tuesday 20 January 2026. Proposed: Cllr Boreham seconded: Cllr Letchford – unanimous.

5. Clerk's Information – None

6. Matters Arising: - None

7. New Correspondence - None

8. Standing Item: 5 Day Planning Consultation/appeals - None

9. Planning Applications:

Application PA26/00173

Proposal: Two storey extension on the rear of the property to house a new kitchen/diner and additional bedrooms

Location: Tamar View Farm, Sherwell,

Applicant: Leanne and Will Francis

Cllr Marley left the room during the discussion and vote.

Proposal/resolution: to support the application: if it will be used for holiday lets this will be good for the local economy and there were no material grounds to object. Proposed: Cllr Letchford, seconded: Cllr Clarke – unanimous.

Application PA26/00099

Proposal: Application form Permission in Principle for the construction of up to 6 dwellings (minimum of 3, maximum of 6)

Location: Land North West Of Trehorner Close, Lower Metherell, Callington

Applicant: Mrs R Nation Acorn Parks Ltd

Mr Jamie Robertson spoke on behalf of 120 local residents to object to the proposal due to the conflict with the Neighbourhood Development Plan which was adopted as part of a democratic process. He explained that local residents feel it is outside the settlement boundary; undermines the rural gap and there is no detail of affordable housing and no evidence that there is a need for affordable housing. He also said this site should be considered a greenfield site, not a brownfield site.

Proposal/resolution: to object to the application because it is contrary to the NDP policies:

- HP1 section 3 and outside the Settlement Development Boundary;
- HP2 and undermines rural gaps;

It is also contrary to Cornwall Local Plan Policies:

- CLP7 and would be building in open countryside and
- CLP 9 (affordable housing)- no details have been given for affordable homes and the parish currently exceeds the housing numbers required in the parish

In addition, there are concerns with the infrastructure which has not improved with the sewage system at capacity. Proposed: Cllr Wakem; seconded: Cllr Newton Chance – unanimous.

Application PA26/00374

Proposal: Modification of a planning obligation to remove covenant tying the dwelling to the adjoining land and buildings.

Location: Tamar Ridge Farm, Coxpark, Gunnislake

Applicant: Mr S Boyle

Proposal/resolution: to object the application as it appears that the tie is still applicable and there are no grounds to remove it. Proposed: Cllr Marley, seconded: Cllr Newton Chance – 6 in favour of objecting; 1 objection (Cllr Wakem); 1 abstention (Cllr Greenwood).

Application PA26/00237

Proposal: Listed Building Consent for the reinstatement of a staircase to the ground floor study.

Location: Oakenhayes, Calstock Road, Gunnislake

Applicant: Mr and Mrs John and Claire Waldie

Proposal/resolution: to support the application. Proposed: Cllr Wakem; seconded: Cllr Trapp – all.

Application PA26/00231

Proposal: Proposed two-storey rear extension to dwelling

Location: South Barn, Coxpark, Gunnislake

Applicant: Mr & Mrs Davies

Mr Davies was present and spoke to say he was born and grew up in the area and wishes to return and two additional bedrooms will accommodate his family.

Councillors said it changed status from holiday to residential dwelling and appears to be in keeping and out of sight.

Proposal/resolution: to support the application. Proposed: Cllr Newton Chance seconded: - Cllr Boreham – unanimous.

Application PA26/00247

Proposal: Detached single storey garden studio to the rear of Stones Cottage

Location: Stones Cottage, Chapel Street, Gunnislake

Applicant: Mr and Ms Johnston and Fletcher

Proposal/resolution: to support the application. Proposed: Cllr Wakem; seconded: Cllr Trapp – unanimous.

Application PA26/00463

Proposal: Listed Building Consent for the replacement lath and plaster ceiling of Tractor Shed.

Location: Coach House And Out Houses, Cotehele House, St Dominick

Applicant: Mr Edward Brooker The National Trust

Proposal/resolution: to support the application. Proposed: Cllr Trapp; seconded: Cllr Wakem – unanimous.

Application PA26/00465

Proposal: Variation of Condition 2 in respect of Decision Notice PA22/07994 dated 20th November 2023

Location: Land Adjacent To Whiterocks Park, St Anns Chapel, Gunnislake

Applicant: Mr M Hoskin Ferndale Developers Cwl Ltd

Mr Montaque – planning consultant. Legal agreement mention compliance with swapping dwellings with ramps to be swapped due to the gradient.

Proposal/resolution: to support the application Proposed: Cllr Trapp; seconded: Cllr Newton Chance – unanimous.

Application PA26/00512

Proposal: Application to vary S106 to amend plans of 2 affordable housing dwellings approved in PA22/07994 (The proposed erection of 7 dwellings comprising of 4 affordable dwellings and 3 open market dwellings to be occupied by elderly people)

Location: 9 Oll An Gwella, St Anns Chapel, Gunnislake

Applicant: Mr M Hoskin Ferndale Developers Cwl Ltd

Proposal/resolution: to support the application. Proposed: Cllr Trapp, seconded: Cllr Boreham – unanimous.

Application PA25/09607

Proposal: Demolition of existing outbuildings and construction of a new self-contained residential annex with tractor shed/garaging on lower floor

Location: Woodford House, Latchley, Gunnislake

Applicant: Mr & Mrs J. Baldwin

Councillors discussed that the plot would be tidied and be a single storey with the design being sensitive to the location.

Proposal/resolution: to support the application. Proposed: Cllr Newton chance, seconded: Cllr Marley – 1 objection (Cllr Wakem), all others in favour.

Application PA26/00788

Proposal: Replacement of existing front door and replacement glazing to first floor sash window

Location: The Old Chocolate Box, Fore Street, Calstock

Applicant: Mrs Karen Nolloth

Proposal/resolution: to support the application. Proposed: Cllr Trapp, seconded: Cllr Clarke – unanimous.

Application PA26/00703

Proposal: Single storey extension with raised decking

Location: Tamrock, Calstock Road, Gunnislake

Applicant: Mr & Mrs Harris

Proposal/resolution: to support the application. Proposed: Cllr Wakem, seconded: Cllr Boreham – unanimous.

The meeting closed at: 1845.

Signed: Date: